



Regular Meeting and Public Hearing
Monday, July 15, 2019 at 7:00pm at the John Bauer Senior Center, 17 West St. Paxton, MA

ATTENDANCE:

MEMBER	PRESENT (X)	ABSENT (X)
Neil Bagdis	X	
Henry B. Stidsen, Jr.	X	
Robert Jacobson	X	
Jeffrey Kent	X	
Robert Pelczarski	X	

Other Attendees: Brian and Sharon Faucher, Linda and Tom Erickson, Kathy and Bill Rastley, Christine Reilly, Ann Connolly, Howard Stern, James Vevone, Ellen Ruane, Keith Michon, Holly Robert, John Finlay, Bob Nichols

(NB) called the meeting to order at 7:00 pm.

Meeting Minutes

Motion (JK) seconded by (RJ) to accept the minutes of June 10, 2019, as written, vote 4-0, all in favor.

ANR

Suomi St, (M12, Lots 8J and 8M), owners, Brian and Sharon Faucher, to join land from Lot 8M with 8J. The board asked that the solid line between the newly joined land/lots be eliminated or dotted. Also, that the whole parcel, lot 8J, be shown on the plan with all abutters noted. The owners will ask their surveyor to revise the plans and give a new mylar to sign. Members will go into the office to sign it for the owner to record.

Motion (HS) seconded (RJ) to approve the ANR for Suomi St, M12, lots 8M and 8J, with the submittal of the revised plan, vote 5-0, all in favor.

ANR

324 Richards Ave (M16, Lot 4), owner, Holly Robert, creating one new lot. The board reviewed the plan and found it to be acceptable.

Motion (RP) seconded (JK) to approve the ANR for 324 Richards Ave, M16, Lot 12), to create one new lot, vote 5-0, all in favor.

Storm Water Permit

92 Davis Hill Rd, (M18, Lot 186G), owners, Tom and Linda Erickson, to build a new SFR. Jay Finlay is proposing a 5 bedroom house and the plans call for two swales, downspouts will all run to one area, tied in together. The board was concerned with silt buildup in the swales and that proper maintenance is needed. A weir will help the water flow out of the six foot swale.

Motion (JK) seconded (RP) to approve the Storm Water Permit as submitted for 92 Davis Hill Rd, M18, Lot 186G, vote 5-0, all in favor.

Special Permit - SRD

Highland Village, Senior Residential Development, applicant GAPCO, Paul Tocci. Keith Michon, attorney for Mr. Tocci was present to present. He expounded that Mr. Tocci will be buying back the rights to develop from Mr. Lussier and that a bond will be posted with the HV Trustees for the future road work which they have been working together on the matter.

(NB) The issues with the road are between the developer and the Trustees. The Planning Board is not involved in the private road. This application is an amendment to the expired Special Permit approved of in October of 2018 to Mr. Lussier. It is to allow continued construction of the development for the sale of the two units to be issued Certificate of Occupancies and eight more units (four buildings).

Bob Nichols of 10 Highland Village stated that he believes the road should be finished according to the Paxton Subdivision Rules and Regs. The road should have been finished in two years after approval. (NB) Given that it just wasn't for whatever reason, it is never going to be accepted as a Town road. It will always remain a private way, the structure of the road did not need to adhere to the construction rules. Also, the plans originally approved show that the road was non-conforming. (RJ) Putting aside the fact that the road was not done within two years, that can not be changed so we need to move forward in order to get the project finally finished. (BN) Also stated, that he is concerned that the quality of base coat on the road currently should not be left, that it should be replaced before a

final coat is placed. The Trustees present said that they will deal with that when the time comes. They don't want the road to be of poor quality either. (JV) Added that 24 of the 27 residents in Highland Village agreed to move forward with a bond from GAPCO. Part of the agreement is a finishing date of May 31, 2021. (NB) Also, added that a reputable paving company will not put a topcoat on a poor quality base coat. (KM) it has come to our attention just recently that the Order of Conditions from the Conservation Comm. has expired and a new filing will have to be made with that board.

Motion (HS) seconded (RP) to approve the amendment to the Special Permit for the SRD, Highland Village, to allow construction of the remaining units, vote 5-0, all in favor.

New Business

The board Reorganized for FY20 as follows: Chair, Neil Bagdis, Vice Chair, Robert Jacobson, Clerk, Jeffrey Kent.

Motion (NB) seconded (HS) to reorganize the board as written above, vote 5-0, all in favor.

Motion (RP) seconded (JK) to adjourn the meeting at 8:25 pm, vote 5-0, all in favor.

The next meeting, if needed, will be Monday, August 12, 2019

**documents referenced located on file in the TSC office

Respectfully submitted,

Sheryl Lombardi